

NORTHERN
TERRITORY
PLANNING
COMMISSION

ANNUAL REPORT

2018-19



NORTHERN TERRITORY
**PLANNING
COMMISSION**



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Letter to the Minister

Dear Minister,

2018–19 Annual Report – Northern Territory Planning Commission

I am pleased to present you with the annual report for the Northern Territory Planning Commission for the 2018–19 financial year.

Under section 81Y of the *Planning Act 1999*, the Chairman must prepare and give to the Minister a report on the performance of the Planning Commission against its functions during each financial year. The report must be given to the Minister by 31 October following the end of the financial year.

As the responsible Minister, you are required to table a copy of the report in the Legislative Assembly within six sitting days of receiving the report.

Yours sincerely



David Ritchie PhD

Chairman
Northern Territory Planning Commission

Chairman's message



Planning is important because change is inevitable. The Territory must respond to, and prepare for, changes in our population, changing environments, transitioning economies and new technologies. Good planning decisions are more likely when there is genuine community collaboration on long-term objectives and a coordinated region-wide approach, using sound evidence that is open to scrutiny.

In 2018-19 the Planning Commission has engaged the community and stakeholders to plan for the future needs of Territorians. This work has focussed on results that practically benefit the community, industry and government.

The input of community and stakeholders allows the Planning Commission to prepare draft Area Plans that will promote high quality, flexible urban design to create vibrant, safe, respectful and comfortable places for people in

our major centres. The Planning Commission has progressed the Central Darwin and Central Alice Springs Area Plans through two stages of community consultation, with the second stage for both occurring during 2018-19. The involvement of those communities has provided valuable insights into their needs and aspirations. The Planning Commission is looking forward to working with the Palmerston community throughout 2019-20 to progress the Central Palmerston Area Plan.

In addition to the major centres, we have been working hard to plan for some of our regional centres this year. The Tennant Creek Land Use Plan has been completed and recommended to the Minister for inclusion in the Planning Scheme. In Katherine, we are pleased to be developing the Katherine East Area Plan which will support development of the town on land that is not inundated when the River floods. We have also continued planning for Rural Activity Centres in the Darwin Region, with work on the Coolalinga / Freds Pass and Humpty Doo Rural Activity Centre Area Plans taking place throughout this year. The Planning Commission's work with the community and stakeholders to plan for these regional centres will provide an understanding of demand for social and physical infrastructure and land use changes to support the future growth of these centres.

As well as planning for individual communities, the Planning Commission have also focussed on contributing to the Territory's unique

built form character and embracing innovation and best practice solutions, through the Designing Better project. We look forward to engaging with the community on this, and other projects during 2019-20.

Finally, I would like to acknowledge the contribution that Mr Brendan Dowd has made to the Planning Commission. Brendan initially joined the Planning Commission in April 2015 having been appointed by the Minister on the nomination of the Local Government Association of the Northern Territory. He then served as interim Chairman in early 2017, and was appointed as a member in July 2017. Brendan will be completing his time with the Planning Commission in July 2019.

Brendan has been involved in the development and implementation of many significant plans and policies in his time with the Planning Commission. His advocacy for local government in the Northern Territory, along with his communication skills, organisational awareness and negotiating skills have been integral to the successes of the Planning Commission throughout his tenure.

On a personal note I thank Brendan for all his efforts, and especially for the support he has given me in the role of Chairman, providing the continuity so important to the successful transition. I, and the members of the Planning Commission wish Brendan well with his future endeavours.

About the

NT Planning Commission

The Planning Commission is an independent statutory authority.

What we do

The Planning Commission sets the strategic framework for integrated land use, transport and infrastructure planning that provides flexibility to meet emerging needs, for economic growth, community wellbeing and environmental sustainability.

We perform our functions and exercise our powers independently, impartially and in the public interest, according to the *Planning Act 1999*.

Developing Strategic Land Use Plans

Our primary role is to prepare integrated strategic land use plans in consultation with the community. These plans may also identify future transport corridors, utility corridors and sites for essential facilities including communication, water and power supply, gas, effluent treatment and regional waste, public and social infrastructure.

The Planning Commission may provide guidance on where and how communities or urban areas should grow. Our plans can include maps, policy statements and objectives relating to housing, transport, economic development, the environment, open space and conservation.

Provides Statutory Advice

The Planning Commission advises the Minister on statutory matters including significant development proposals, proposed Planning Scheme Amendments and Exceptional Development Permits.

The Minister may refer significant development proposals to the Planning Commission for

assessment. A significant development proposal is one that may significantly impact on:

- the strategic planning of the Territory,
- the natural environment or existing amenity, and/or
- land, adjoining land or other areas of land.

When assessing a significant development proposal, the Planning Commission must consider the objects of the Act, and the significant development report must identify and give advice about the possible impacts of the proposal on future land use and development in the Territory.

The Act requires the NT Planning Commission is to receive submissions, carry out consultation and hold hearings in relation to proposed Exceptional Development Permits and Planning Scheme Amendments. The Planning Commission reports to the Minister on these proposals.

Advocacy and Collaboration

The Planning Commission seeks to model and promote innovation, leadership and excellence in land use planning. In addition, a key guiding principle of the Planning Commission's work is collaborating with stakeholders and government agencies to maximise good outcomes and ensure land use planning is integrated with infrastructure planning and environmental protection.

Throughout 2018-19 the Planning Commission has provided expert advice and input to a number of initiatives and consultation processes including Government's Planning Reform agenda as well as various transport and infrastructure projects.



Arrangements with the Department of Infrastructure, Planning and Logistics

Under section 81E of the Act, the Chief Executive of the Department of Infrastructure, Planning and Logistics provides the Planning Commission with staff and facilities to enable it to properly exercise its power and perform its functions.

Professional and technical support is provided by the department under the Planning Commission's direction.

The Planning Commission accesses expertise throughout the department in areas such as strategic planning, demography, spatial information, commercial analysis, infrastructure planning and public engagement.

The department also supports a Planning Commission Secretariat that manages the daily operations of the Planning Commission.

Our Members

The Planning Commission comprises:

- Chairperson
- Chairs of the Development Consent Authority, Heritage Council and NT Environment Protection Authority
- a representative of the Local Government Association
- up to five additional members with appropriate qualifications and expertise appointed by the Minister.

The Planning Commission membership includes the chairs of three bodies with statutory decision-making powers for development, providing for a greater shared understanding of the aspirations of the planning system in delivering outcomes.

Throughout 2018–19 the Planning Commission had eight members from across the Northern Territory and interstate who provide planning leadership and

deliver professional, independent advice. The Planning Commission strengthens links between the Northern Territory Environment Protection Authority, Development Consent Authority, Heritage, Council and Local Government Associations.

Our Members



Dr David Ritchie

Chairman

(appointed 13 July 2017)

Dr David Ritchie has 37 years' experience working in the NT for organisations responsible for land management, in professional expert and also senior management and executive roles. This work includes extensive experience with statutory boards with roles under land development, land rights, and environment and heritage legislation.

For more than twenty years, David has held Chief Executive roles, leading organisations responsible for land resource planning, remote service delivery, parks & wildlife, natural resource management, environment protection, Aboriginal cultural heritage and museums, art galleries and archives. Throughout his career, David

has had extensive involvement working closely with Aboriginal communities in remote regions of the NT.

David also brings specific planning experience gained in the roles of Executive Director Lands, Chief Executive Department of Lands & Planning and Chief Executive of the NT Land Development Corporation.

David is a graduate of the Australian Institute of Company Directors and a Fellow of the Australian Anthropological Society. He is also a director of not-for-profit company Ninti One Limited, on the board of the Northern Territory Land Corporation and Chair of the NT Grants Commission.



Mr Wayne Kraft

Ex officio member

(appointed 1 October 2015)

South Australian by birth, Krafty transferred to Australia's Northern Territory with the ANZ Bank to Tennant Creek in August 1972.

In the early stages of his love affair with Australia's Northern Territory, he also resided in Darwin, and Barrow Creek before settling in Alice Springs.

Perhaps best remembered as the 'Mine Host' of the Overlanders Steakhouse for almost 30 years, Krafty retired from active service in 2016.

On Australia Day 2019, Krafty was bestowed the Medal of the

Order of Australia (AM) for service to the community through a wide range of Northern Territory organisations.

These include the NT TAB Board (Inaugural Board Member 1985 to 1991), the Community College of Central Australia (now a CDU Campus), 6 years with the Museum and Art Galleries of the Northern Territory (2 years as Chairperson), Honourary Treasurer of CrimestoppersNT, Council Member (and current Chairperson) of the Heritage Council of the NT, and (currently) Member of the NT Planning Commission.



Suzanne Philip

**Ex officio member
(appointed 31 July 2017)**

Suzanne is the Chair of the Development Consent Authority, which is an independent statutory body responsible for determining development applications in the Territory.

Ms Philip has lived in Darwin since 1982, raising a family and contributing extensively to the Territory's legal and business sectors and the community, from a number of platforms.

She is a Solicitor and Barrister of the Supreme Court of the Northern Territory, and has extensive experience as a Senior University Lecturer, teaching

Contract, Commercial, Vendor and Purchaser and Property law.

From 2008 to 2014, Ms Philip held the position of legal member and Chair of the NT Agent's Licencing Board, responsible for licencing real estate, business and conveyancing agents and investigating allegations and holding disciplinary inquiries about licenced agents.

Ms Philip has participated in both the development and community advocacy side of the planning process and has a high-level experience, and long-held interest in planning matters.



Dr Paul Vogel

**Ex officio member
(appointed 14 November 2016)**

Dr Paul Vogel was appointed as the chairperson of the Northern Territory Environment Protection Authority (NT EPA) on 14 November 2016.

Now a non-executive board director and strategic consultant, Paul was Chairman of Western Australia's Environmental Protection Authority from 2007–2015. Paul was also the inaugural Chief Executive and Chairman of the South Australian EPA from 2002 – 2007 and prior to that held senior executive positions in the WA Departments of the Premier and Cabinet and Environmental Protection.

Paul has a PhD in chemistry from the University of WA and

has extensive knowledge and experience across a broad range of environmental issues and sustainability, in organisational and regulatory reform and in the delivery of strategic environmental and business outcomes.

Paul is also chairman of a national Cooperative Research Centre on Contamination and Remediation of the Environment (CRC CARE); a director of the Australian Technology Network of Universities (ATN) Australian Research Impact Advisory Board, a director of Global Aquatica (Australia) and a member of the Australian Institute of Company Directors. He was appointed to the NT EPA from 1 January 2016.



Robert Jennings

Representative of the Local Government Association of the NT (appointed 13 July 2017)

Robert is the Chief Executive Officer (CEO) of the Alice Springs Town Council, and previous CEO of Katherine Town Council. Robert has served as an executive officer in government across three states/ territories. He has an ongoing personal commitment to integrity, excellence and service to the organisations he leads as well as to the community and the Northern Territory.

Robert has performed the roles of CEO, General Manager and founding partner in a number of government entities and commercial architectural/ developer organisations over the last 20 years. He has experience across a wide range

of businesses, government, infrastructure, land development, urban planning, architecture, building & construction, large-scale design and project management, sustainability, emergency management, tourism, community and economic development.

Robert combines his people and project management skills with his qualifications that include a Bachelors of Architecture, Bachelors of Economics, Bachelors of Applied Science, Diploma of Business (leadership and management) and registration as an Architect. He is also a member of numerous other government and community boards, institutes and associations.



Fran Kilgariff

Member (appointed 13 July 2017)

Fran has a long history of involvement in many areas of regional and economic development, local government and community in the Northern Territory. She was born in Alice Springs and educated there and in Adelaide. She has qualifications in Radiography, Prehistoric Archaeology and teaching plus a long experience in various aspects of Territory affairs.

Her community involvement has included being Mayor of Alice Springs for 8 years, on the Board of St John Ambulance NT since

2004, president of the YMCA of Alice Springs for 8 years and on the National YMCA Board where she was vice-President for 3 years. She is currently on the Board of Venture Housing, a not for profit affordable housing company and a Trustee of Olive Pink Botanic Garden.

Fran was awarded the Order of Australia Medal (AM) in 2010 for services to local Government and contributions to the social and economic development of Alice Springs. She is also a Fellow of the Australian Institute of Company Directors (FAICD).



Dorte Ekelund

Member

(appointed 13 July 2017)

Dorte is an urban and regional planner with extensive experience in land use and infrastructure planning across all levels of government and in various jurisdictions. She also has considerable experience in environmental policies and management, including water policies and programs; climate change mitigation and adaptation action; and ecological preservation and management.

Dorte's experience in energy includes membership of the COAG Energy Senior Officials and delivery of significant investment in renewables.

Dorte has held the roles of Director-General in the ACT Environment and Planning portfolio, Deputy Director-General of WA Department of Planning and

Infrastructure, a Commissioner on the WA Planning Commission and was head of the Major Cities Unit in the Australian Government. She is currently Principal Advisor-Smart Cities with SMEC, is an Independent Director on the Boards of ICON Water and the Infrastructure Sustainability Council of Australia, is on the University of Wollongong's Smart Infrastructure Facility Advisory Council and is an Adjunct Professor in planning at the University of Canberra.

Dorte holds a Bachelor of Urban and Regional Planning (Class 1 Hon.) and a Masters in Business Administration, is a Fellow of the Planning Institute of Australia, and a Member of the Australian Institute of Company Directors.



Mr Brendan Dowd

Member

(appointed 13 July 2017)

Previously appointed as the representative of the Local Government Association of the NT, Brendan has been reappointed as a member of the Planning Commission.

Brendan was the Chief Executive Officer (CEO) of the City of Darwin from 2008 until March 2018.

Brendan has 40 years' experience in local government and prior to taking up the CEO's role he was the Director of Technical Services at the City of Darwin.

Prior to moving to the Northern Territory, Brendan held a range

of senior executive positions in South Australia spanning both engineering and corporate functions.

Brendan holds a Degree in Civil Engineering, a Graduate Diploma in Municipal Engineering and a Master of Business Administration. He is also a graduate of the Australian Institute of Company Directors, a Fellow of Engineers Australia and the Institute of Managers and Leaders (Aust & NZ) and has attended programs at Harvard University and Melbourne Business School, Mount Eliza.

Meetings

In accordance with the *Planning Act 1999*, the Planning Commission is to meet as often as necessary, however must meet at least four times per year.

The Planning Commission held SIX meetings in 2018–19.

MEETING	PRESENT		APOLOGY
32 nd Meeting: 16 August 2018	Dr David Ritchie Paul Vogel Suzanne Philip Wayne Kraft	Robert Jennings Brendan Dowd Dorte Ekelund	Fran Kilgariff
33 rd Meeting: 10 October 2018	Dr David Ritchie Paul Vogel Wayne Kraft Robert Jennings	Suzanne Philip Dorte Ekelund Fran Kilgariff	Brendan Dowd
34 th Meeting: 3 December 2018	Dr David Ritchie Paul Vogel Brendan Dowd Dorte Ekelund	Fran Kilgariff Wayne Kraft Robert Jennings	Suzanne Philip
35 th Meeting: 25 February 2019	Dr David Ritchie Paul Vogel Suzanne Philip Wayne Kraft	Brendan Dowd Dorte Ekelund Fran Kilgariff Robert Jennings	
36 th Meeting: 18 March 2019	Dr David Ritchie Suzanne Philip Wayne Kraft Robert Jennings	Fran Kilgariff	Paul Vogel Brendan Dowd Dorte Ekelund
37 th Meeting: 3 June 2019	Dr David Ritchie Suzanne Philip Wayne Kraft Brendan Dowd	Dorte Ekelund Fran Kilgariff Robert Jennings	Paul Vogel

NT Planning Commission **Strategic Plan 2018–2021**

The NT Planning Commission 2018–2021 Strategic Plan is a high-level document that outlines:

- the vision for how our work will affect the Northern Territory;
- our purpose; and
- the principles that will guide our consideration of issues and decision-making.

The Strategic Plan also identifies a broad work program for the 2018–2021 period. The Strategic Plan is a flexible document meaning that projects and priorities can be added as the need arises.

The Strategic Plan is available on the following pages and on our website.

Progress on Strategic Priorities

Throughout 2018–19 the Planning Commission has made significant progress on a number of priorities identified in the Strategic Plan, including:

- Planning for major centres with work on the Central Darwin, Central Palmerston and Central Alice Springs Area Plans;
- Planning for regional centres through the Coolalinga/Freds Pass and Humpty Doo Rural Activity Centre Area Plans as well as the Tennant Creek Land Use Plan and Katherine East Area Plan.

Our Strategic Plan

Vision

As the Territory's economy grows, the community and stakeholders are engaged in an open and meaningful way to enable planning for future needs.

Purpose

Set the strategic framework for integrated land use, transport and infrastructure planning that provides flexibility to meet emerging needs, for economic growth, community wellbeing and environmental sustainability.

Principles

The Planning Commission will have regard to the following principles:

- Engage the community and stakeholders
- Collaborate with government agencies to maximise good planning outcomes
- Model and promote innovation, leadership and excellence
- Integrate land use planning, infrastructure planning and environmental protection
- Manage resources sustainably
- Integrate resilience to natural hazards
- Promote a variety of recreational, workplace and housing choices
- Support improved efficiency of urban and regional infrastructure
- Protect and sustain existing natural and built environments that are valued by the community
- Promote ways for the built environment to contribute to mitigate risks generated by climate change
- Promote high quality, flexible urban design, and safe, respectful and comfortable places for everyone
- Promote technological solutions that improve efficiency and effectiveness in managing urban and environmental systems.



Goals

The functions of the Planning Commission as listed in section 81B of Planning Act

- Develop Integrated Strategic Plans, Guidelines and Assessment Criteria
- Advise on Significant Development Proposals

- Research and analysis of strategic planning issues
- Regularly Review NT Planning Scheme

- Consult and report on proposed Planning Scheme Amendments and Exceptional Development Permit applications

Priorities

Projects identified in the NTPC Work Program

- Reform planning systems to promote effectiveness and efficiency

- Provide the Minister with information and advice to inform decisions on proposed Planning Scheme Amendments and Exceptional Development Permit applications

- Provide the Minister with information and advice to inform decisions on Significant Development Proposals

Planning for regional centres

Planning for major centres

Results

Tangible outcomes that can be practically used by the community, industry and Government

Central Darwin Area Plan (CDAP) launched with community support

Central Alice Springs Area Plan (CASAP) launched with community support

Darwin Northern Suburbs Area Plan (DNSAB) launched with community support

Casuarina Area Plan (CAP) launched with community support

Central Palmerston Area Plan (CPAP) launched with community support

Stuart Highway (Darwin Region) Employment Corridor planning study and Area Plans (11 Mile, Pinelands, Holtze & Kowandi) launched with community support

Coolalinga/Freds Pass Rural Activity Centre Area Plan launched with community support

Humpty Doo Rural Activity Centre Area Plan launched with community support

Tennant Creek Land Use Plan (TCLUP) launched with community support

Gunn Point Subregional Land Use Plan launched with community support

Katherine East Area Plan (KEAP) launched with community support

To provide considered and timely Significant Development Reports as required from time to time.

To provide considered and timely reports to the Minister on consultation conducted and submissions received relating to proposed Planning Scheme Amendments and Exceptional Development Permit applications

Amendments to Planning Scheme and design guidelines Designing Better Multiple dwellings and mixed-use developments

Introduce Planning Scheme Amendments relating to building design criteria, including built form, heights and interaction with public space

Review NT Planning Scheme Assessment Criteria

Planning for Major Centres

“The input of community and stakeholders allows the Planning Commission to prepare draft Area Plans that will promote high quality, flexible urban design to create vibrant, safe, respectful and comfortable places for people in our major centres.”

Central Darwin Area Plan

The Planning Commission commenced work on the Central Darwin Area Plan in mid-2017.

The Central Darwin Area Plan will identify future land use requirements needed to support a thriving and vibrant locality with a strong sense of place and enduring connections to history and the natural environment. The Area Plan will also bring together previous studies, projects, and consultation that have focused on shaping a vibrant city centre.

Using the feedback received during Stage One, which occurred during 2017–18, the Planning Commission presented a draft area plan, including a land use vision and planning principles to the public for a second stage of consultation. This stage of consultation occurred from 1 December 2018 through to 22 February 2019.

Over the course of Stage Two consultation 262 people attended and actively engaged with the project at events, 38 online surveys were completed, and 44 written submissions were received via email, post, and the project website. Overall feedback in response to the proposed land use vision and the draft Area Plan was positive.

Key issues raised by community members during Stage Two consultation were:

- retention of green public spaces and the establishment of shaded areas and more trees;
- requests for new development to be consistent with the surrounding built environment;
- redevelopment of Frances Bay into a mixed use area that incorporates the maritime and railway history of the area; and
- identification of green links through the City with high amenity, shared movement corridors.

The Planning Commission considered the feedback received through Stage Two consultation and subsequently recommended the Minister for Infrastructure, Planning and Logistics consider amending the NT Planning Scheme to include the Central Darwin Area Plan.

A proposed Planning Scheme Amendment to include the Central Darwin Area Plan in the NT Planning Scheme was exhibited by the Minister on Friday 7 June 2019.

The Planning Commission anticipates conducting a hearing on the proposal and providing a report to the Minister early in 2019–20.



Central Alice Springs Area Plan

Alice Springs is the largest urban centre outside of Darwin and Palmerston and is seen as Australia's inland capital.

Alice Springs has developed as a significant regional economic hub serving the remote areas of the Northern Territory, South Australia, Western Australia and Queensland.

To cater for change and to keep up to date with current planning for Alice Springs, the Planning Commission has continued work on an area plan for the Central Alice Springs Area, covering the CBD and surrounds.

Stage One consultation for Central Alice Springs was held during October and November 2017.

Community information sessions, a community workshop and information stalls all formed part of the consultation.

The Planning Commissions' Stage Two consultation during July and August 2018 was centred on a draft area plan. Feedback was specifically sought on future land use options for the Anzac Oval site, and the old 'Shell site' at the western base of Anzac Hill. Key issues raised by the community during Stage Two were to:

- include more of the Todd River in the study area;
- provide for better facilities and infrastructure for pedestrians and cyclists;
- discourage industrial use of the old 'Shell site', and promote development that caters for tourism whilst

addressing the cultural and environmental values of the locality; and

- retain public open space and community use at Anzac Oval.

With both stages of consultation complete the Planning Commission recommended the Minister consider amending the NT Planning Scheme to include the Central Alice Springs Area Plan.

Statutory exhibition of the proposed Planning Scheme Amendment occurred during January and February 2019. The Planning Commission looks forward to the Minister's decision on the proposed Planning Scheme Amendment, expected in early 2019–20.





Central Palmerston Area Plan

Palmerston continues to achieve growth rates higher than the rest of the Darwin region.

The family-focused lifestyle of the city appeals to the young and diverse population and it is from this that the Planning Commission will establish a land-use vision for the heart of the city.

With the completion of a number of essential infrastructure studies and appointment of a new City of Palmerston Council, the Planning Commission will recommence consultation on the Central

Palmerston Area Plan with a refreshed Stage One consultation early in the 2019–20 financial year.

Stage One consultation will centre on community engagement and include the release of a discussion paper, industry briefings, focus groups and presentations to Council and local MLA's.

The study area for the Central Palmerston Area Plan builds on the existing Palmerston City Centre Area Plan and includes surrounding areas that are key employment generators as well as areas that have undergone recent development.

Planning for Regional Centres

“The Planning Commissions’ work with the community and stakeholders to plan for these regional centres will provide an understanding of demand for social and physical infrastructure and land use changes to support the future growth of these centres.”

Rural Activity Centre Area Plans

The Litchfield Subregional Land Use Plan, introduced into the Northern Territory Planning Scheme in July 2016 was a major step towards providing an updated strategic land use framework for the Litchfield area.

The subregional plan was a result of extensive consultation with the rural community about the importance of protecting the rural lifestyle, while planning for future

population growth in the area.

The subregional plan identified four rural activity centres as locations to focus future housing options and to plan for transport and infrastructure services. These rural activity centres are:

- Howard Springs;
- Coolalinga/Freds Pass;
- Humpty Doo; and
- Berry Springs.

The Planning Commission developed, in consultation with the community, an Area Plan for the

Rural Activity Centre of Howard Springs, which was included in the NT Planning Scheme in March 2018. The Howard Springs Rural Activity Centre Area Plan now helps to guide land use change and development in that area.

2018–19 saw the Planning Commission continuing to develop Area Plans for the remaining Rural Activity Centres, with Coolalinga/Freds Pass and Humpty Doo being the Planning Commission’s focus for the year.

Humpty Doo Rural Activity Centre

The Planning Commission continued its community engagement on the Humpty Doo Rural Activity Centre Area Plan, commencing Stage Two consultation during October and November 2018.

The Planning Commission released a draft Area Plan which had been developed from the outcomes of consultation and infrastructure studies undertaken in Stage One (early 2018).

Throughout Stage Two consultation the Planning Commission held a number of face-to-face consultation

activities, including pop-up stalls and community information sessions at locations in Humpty Doo and Coolalinga. Over 250 visitors attended these events.

The Planning Commission received 44 written submissions from the community, Litchfield Council, Humpty Doo Community

Advisory Group, service authorities and NT Government agencies.

The key matters raised during Stage Two included:

- the extent of the proposed Area Plan boundary;
- the opportunity for alternative housing options inside a walkable catchment area;
- a need for improved and additional social infrastructure to support higher density living;
- retention of green corridors and natural bushland to retain the rural amenity, native wildlife, assist with management of stormwater runoff, and allow aquifer replenishment; and

- concerns with proposed local road connections throughout the activity centre.

It became clear throughout Stage Two that further information and consideration of the local and regional road connections, including the Arnhem Highway, was required to progress the development of the Area Plan.

A key consideration is the north to south road connection, and how the local roads will intersect with the Arnhem Highway. How these connections may improve movement north and south of the Arnhem Highway without compromising the existing Humpty Doo commercial centre is a key consideration of the Area Plan.

The Department of Infrastructure, Planning and Logistics, in partnership with Litchfield Council, are developing a road network strategy including plans for duplication of the Arnhem Highway.

The Planning Commission will consider the outcomes of the road network strategy in progressing the Humpty Doo Rural activity Centre Area Plan during 2019–20.



Coolalinga/Freds Pass Rural Activity Centre

The Coolalinga/Freds Pass Rural Activity Centre will increasingly become a conveniently accessed, interconnected and diverse service centre that serves a broad regional catchment, offering higher order shopping, commerce, entertainment, health and community facilities.

The Planning Commission's community engagement process for the Coolalinga/Freds Pass Rural Activity Centre Area Plan was initially completed during 2017–18.

Broad themes that emerged from the consultation were:

- broad support for the proposed land use mix and distribution, including 800m² urban residential lots and 4000m² rural residential lots;
- an aspiration for increased and improved community facilities, as well as protection of environmental and heritage values;
- a desire for improvements to the active transport network; and
- a desire for a better connected local road network, with improved safety and access to the arterial network.

Concurrent to the Planning Commission's work on the Area Plan, the Department of Infrastructure Planning and Logistics have been working on and consulting with stakeholders on traffic management options for the area. The results of that work will inform the Planning Commission in finalising the Coolalinga/Freds Pass Rural Activity Centre Area Plan in 2019–20.





Katherine East Area Plan

The Planning Commission has focused this year on developing a draft Area Plan for Katherine East. The Planning Commission is continuing the work of the Katherine Land Use Plan 2014 and has prepared the Area Plan to enable ongoing suburban development on land that is not flood affected.

Katherine, the fourth largest settlement in the Northern Territory is central to the region's tourism, agribusiness and defence sectors and sits at the junction of the Stuart and Victoria Highway linking north to south and out to Western Australia.

The Katherine East Project Advisory Group and Katherine East Community Advisory Group (CAG) have been instrumental in assisting the Planning Commission with the development and review of the draft Katherine East Area Plan and draft Land Capability and Needs Assessment.

Stage One consultation for Katherine East was held during November and December 2018.

The outcomes of Stage One were collated, including the associated social and infrastructure studies, and a draft Area Plan and draft Land Capability and Needs Assessment were prepared and presented to the community and stakeholders for consultation. Stage Two consultation was carried out over five weeks, concluding on 21 June 2019.

The Planning Commission held pop-up stalls, community information sessions and a community workshop through both stages of the community engagement process with over 400 people attending the various events.

Feedback from the Katherine community through engagement activities was consistently positive and constructive. Comments raised by the community on the draft Area Plan related predominantly to the three focus areas that had been identified during Stage One. The first

neighbourhood centre was broadly supported and was considered by the community to provide a needed opportunity for an additional supermarket and other retail outlets. In addition the following themes emerged:

- additional social infrastructure opportunities - retirement village, community hall, parks and a dog park;
- land use and residential development opportunities - smaller lots close to neighbourhood centre and the opportunity for older residents to downsize; and
- roads and movement – the importance of a safe entry point off Stuart Highway to the new neighbourhood centre (Focus Area A), and shaded pedestrian paths linking the centre and community space.

The Planning Commission is now finalising the draft Katherine East Area Plan and anticipate recommending the Plan for inclusion in the NT Planning Scheme early in 2019–20.

Tennant Creek Land Use Plan

The Tennant Creek Land Use Plan will be a plan that identifies current and future land uses and potential land requirements for Tennant Creek to cater for future population growth.

It will show where opportunities for land use change exist and provide focused locations for expanding urban growth and industrial development.

The objectives of the Tennant Creek Land Use Plan are to:

- provide for orderly and appropriate land use and development catering for a growing population;
- reinforce the existing business hub on Paterson Street;
- preserve the existing rural character of established small lot rural subdivision south of the town;
- provide appropriate areas for future industrial development to the west of the town; and
- identify and protect major corridors for transport, energy and servicing infrastructure.

Stage One community consultation, provided a chance for the community to get involved in the planning process by contributing to a vision to meet the future needs of Tennant Creek, occurred in 2017–18.

Priorities identified by stakeholders through the first stage of consultation included:

- aspirations to preserve and promote the cultural and heritage values of Tennant Creek;
- a strong desire to support existing commercial business and a strong need to address existing and potential traffic issues on Paterson Street; and
- general interest in stormwater and power infrastructure.

The draft Land Use Plan was subsequently developed and presented to the community.

Stage Two consultation took place in July and August 2018. This stage of stakeholder engagement provided an opportunity for the Planning Commission to report back on the issues heard during Stage One, and to discuss the draft Land Use Plan with stakeholders.

Themes emerging from Stage Two consultation included:

- an aspiration for increased and improved social infrastructure including health and education facilities to cater for an increase in population; and

- protection and enhancement of the environment for recreational purposes.

Following Stage Two consultation, the draft Land Use Plan was amended to reflect the stakeholder feedback. In particular, a section was added to the draft Plan which recognises the Patta Warumungu people's native title rights over sections of land in the town of Tennant Creek.

The Planning Commission, in November 2018, recommended to the Minister that the Tennant Creek Land Use Plan be included in the NT Planning Scheme. The Tennant Creek Land Use Plan has since been exhibited as a proposed Planning Scheme Amendment with a 28-day statutory exhibition period closing on 1 March 2018.

The Planning Commission looks forward to the Minister's decision on the proposed Planning Scheme Amendment in 2019–20.



Gunn Point - Update to the Litchfield Subregional Land Use Plan

In 2016, the Litchfield Subregional Land Use Plan (LSLUP) identified long-term land use opportunities for Gunn Point including:

- Murrumujuk as an urban and peri-urban residential area for future population growth;
- a deep water port and strategic industry at Glyde Point; and
- horticulture / agriculture opportunities.

The sealing of Gunn Point Road has improved access to the Gunn Point peninsula. There has been

increased interest in the use of land within this area that has coincided with increased visitation to the area for recreation.

These matters and ongoing investigations into land capability and ground water availability have prompted a review of the land use framework.

The overarching objective of this work is to consider amendment of the LSLUP to better reflect short and long term development intent for this area, and current understanding of land capability.

The amendment to the LSLUP will need to examine:

- the conditions for developing land at Gunn Point, including near-term and far-term development parameters;

- recognition of employment and economic opportunities associated with a potential deep water port and strategic industry at Glyde Point;
- identification and response to cultural, historical, and natural assets while providing opportunities for growth;
- enabling tourism ventures that recognise and respond to environmental, cultural and recreational opportunities; and
- protecting the infrastructure corridors required to facilitate development at Glyde Point.

Reforming planning systems

Designing Better: Mixed use, medium density and high density residential developments

Ideas for Improving Mixed Use and Residential Apartment Developments

Work continues on 'Designing Better', which is a Planning Commission initiative that seeks to enable and promote quality built form outcomes for apartment and mixed use developments across the Territory.

This project has drawn upon feedback received from the community and industry through other projects and targets a number key design elements for improvement.

The project involves a review of existing standards and champions best-practice, innovative approaches that make positive contributions to our built environments, the lives of future residents and the broader community.

The Planning Commission looks forward to engaging with stakeholders on this project early in 2019–20.



Providing the Minister with information and advice to inform decisions

Significant Development Proposals

There were no significant development proposals referred to the Planning Commission in 2018–19.

Proposed Planning Scheme Amendments and Exceptional Development Permits

In 2018–19 the Planning Commission conducted 11 hearings and reported to the Minister on 16 proposals (refer Table 1).

Additionally, the Planning Commission provided the Minister with reports on 14 proposals that were exhibited but did not receive submissions prompting need for hearings (refer Table 2).

TABLE 1: HEARINGS - PLANNING SCHEME AMENDMENTS AND EXCEPTIONAL DEVELOPMENT PERMITS.

NO.	HEARING DATE	PARCELS	PURPOSE	MEMBERS CONDUCTING HEARING
30	25 June 2019	Section 2284 Hundred of Strangways 175 Bees Creek Rd, Bees Creek	<i>Application Type: PSA</i> , An amended proposal to rezone from Zone RL to Zone FD. (Refer also hearing #21)	David Ritchie
29	15 April 2019	NA	<i>Application Type: PSA</i> , Introduction of the revised Kilgariff Area Plan – replacing Clause 14.4.7 with a new clause 14.4.7.	David Ritchie Fran Kilgariff
		NA	<i>Application Type: PSA</i> , Introduction of the Central Alice Springs Area Plan – replacing clauses 14.4.1 – 14.4.5 with new clause 14.4.8.	
28	1 February 2019	Lots 2536 and 5315 Town of Darwin 10 Start Highway Stuart Park	<i>Application Type: PSA</i> , Rezone from Zone MD (Multiple Dwelling Residential) to Zone C (Commercial)	
27	31 January 2019	Lot 17 Hundred of Bagot 175 Stuart Hwy, Howard Springs	<i>Application Type: EDP</i> , A caravan park consisting of 14 caravan sites, 1 x 2 bedroom, 1 x 1 bedroom and 1 x studio cabins in two single story buildings	David Ritchie
		Section 67 Hundred of Bagot 125 Mcfarland Rd, Pinelands	<i>Application Type: PSA</i> , Rezone from Zone GI (General Industry) to Zones CP (Community Purpose) and FD (Future Development) to facilitate rehabilitation precinct including a new Youth Justice Centre	
		Lots 12954 and 14473 Town of Palmerston	<i>Application Type: PSA</i> , Amendments to Specific Use Palmerston SP8 (Durack Heights)	

TABLE 1: HEARINGS - PLANNING SCHEME AMENDMENTS AND EXCEPTIONAL DEVELOPMENT PERMITS.

NO.	HEARING DATE	PARCELS	PURPOSE	MEMBERS CONDUCTING HEARING
26	27 November 2018	Lot 15 Hundred of Bagot 345 Whitewood Rd, Howard Springs NT	<i>Application Type: PSA</i> , Proposal to Rezone from Zone Rural Living (RL) to Zone Rural Residential (RR).	David Ritchie
25	2 November 2018	Lot 11172 Town of Palmerston 52 Hodge St, Johnston	<i>Application Type: PSA</i> , Rezone property from Zone SD to Zone MD	David Ritchie
24	24 October 2018	Policy – Rapid Creek	<i>Application Type: PSA</i> , Introduction of Rapid Creek Flood Response Specific Use Zone	David Ritchie
23	27 Sept 2018	Lot 796 Town of Nightcliff 67 Ryland Road, Rapid Creek	<i>Application Type: Vary EDP</i> , Variation to EDP15/0017 to allow alterations to a 2 x 3 bedroom multiple dwellings in a single storey building in Zone SD (Single Dwelling)	David Ritchie
		Lot 8857 Town of Nightcliff 7 Brinkin Terrace, Brinkin	<i>Application Type: EDP</i> , Addition of a second dwelling and subdivision to create two lots less than 760m ²	
22	9 August 18	NA	<i>Application Type: PSA</i> , Altered proposal to amend the Planning Scheme to introduce provisions for the control of Helicopter Landing Sites (HLS)	David Ritchie
21	19 July 18	Section 2284 Hundred of Strangways 175 Bees Creek Rd, Bees Creek	<i>Application Type: PSA</i> , Rezone from Zone RL (Rural Living) to Zone CP (Community Purpose)	David Ritchie
20	31 July 18	Lot 2073 Town of Alice Springs Kenna Crt Alice Springs	<i>Application Type: EDP</i> , 3 multiple dwellings (retain an existing 3 bedroom dwelling and construct 2 x 3 bedroom multiple dwellings in one single storey building)	David Ritchie
		Lot 6774 Town of Alice Springs	<i>Application Type: EDP</i> , Installation of 4 x 34.5m high lighting towers (ancillary to leisure and recreation use)	

TABLE 2: REPORTS TO MINISTER WITHOUT HEARINGS - PLANNING SCHEME AMENDMENTS AND EXCEPTIONAL DEVELOPMENT PERMITS

PARCELS	PURPOSE	EXHIBITION START DATE	EXHIBITION END DATE
Lot 5812 Town of Alice Springs, Stuart Highway, Alice Springs	<i>Application Type: PSA, Rezone from OR (Organised Recreation) to LI (Light Industry)</i>	29/03/2019	26/04/2019
Lot 424 Town of Alice Springs 15 Lindsay Ave, East Side	<i>Application Type: EDP, Change of use to office and ancillary shop</i>	29/03/2019	26/04/2019
Lot 1980 Town of Darwin, 38 Stuart Hwy, Stuart Park	<i>Application Type: EDP, Additions to motor repair station</i>	05/04/2019	03/05/2019
Part NT Portion 2079 (1181) Larapinta Dr / Administrative Lot 198, 3 Renkeraka Ct, Townsite of Hermannsburg	<i>Application Type: EDP, Single Dwelling</i>	22/03/2019	19/04/2019
N.T. Portion 05437, 40 Emungalan Rd, Emungalan	<i>Application Type: EDP, Fuel depot</i>	27/03/2019	24/04/2019
NA	<i>Application Type: PSA, Introduction of the Tennant Creek Land Use Plan – Introducing a new clause to Part 8.</i>	01/02/2019	01/03/2019
Lot 2455 Town of Alice Springs, 30 Milner Rd Alice Springs	<i>Application Type: EDP, Multiple Dwelling – construct additional single storey on Single Dwelling</i>	25/01/2019	22/02/2019
Lot 5695 Town of Alice Springs, 15 Griffiths Place Alice Springs	<i>Application Type: EDP, Multiple Dwelling – 2x3 bedroom multiple dwellings on Single Dwelling lot</i>	25/01/2019	22/02/2019
Lot 1964 Town of Alice Springs, 21 Newland Street, Alice Springs	<i>Application Type: EDP, Shade structure additions and alterations to the car parking layout of a counselling centre (unlisted land use)</i>	26/10/2018	23/11/2018
Jabiru Township	<i>Application Type: PSA, Repeal Jabiru Town Plan, Replace with Jabiru Planning Scheme 2018</i>	28/09/2018	26/10/2018
Section 7146 Hundred of Bagot, 825 Berrimah Rd, East Arm	<i>Application Type: PSA, Rezone from PM (Proposed Main Road) to DV (Development)</i>	13/07/2018	10/08/2018
Lot 4577 Town of Alice Springs, 20 Schwarz Cres, Alice Springs	<i>Application Type: PSA, Rezone from OR (Organised Recreation) to CP (Community Purpose)</i>	29/06/2018	25/07/2018
Lot 7902 Town of Alice Springs, 80 Commonage Rd, Ilparpa,	<i>Application Type: EDP, ASTC Recycling Centre Construction of new shed to house recycling plant equipment</i>	22/06/2018	20/07/2018
Lot 546 Town of Katherine, 19 Victoria Highway, Katherine	<i>Application Type: PSA, Rezone from SK3 to MD</i>	20/06/2018	18/07/2018

Financial Performance

Planning Commission Budget

The Planning Commission is financially supported by the Department of Infrastructure, Planning and Logistics.

The Northern Territory Government allocated \$374 000 to the Department of Infrastructure, Planning and Logistics to fund the Planning Commission to develop strategic plans and planning policy, and to advise on significant development proposals.

From 1 July 2018 to 30 June 2019, the Planning Commission expended about \$325 853 or 87 per cent of the budget.

Operating Statement

The annual operating statement has been prepared from the Department of Infrastructure, Planning and Logistics' accounts to reflect the financial activity of the Planning Commission.

	2017-18	2018-19
	\$'000	\$'000
Income		
Appropriation	374	374
TOTAL INCOME	374	374
Expenses		
Employees	90	82
Other expenses		
Planning Commission Member remuneration	79	156
Purchases of goods and services	106	88
TOTAL EXPENSES	275	326
NET SURPLUS (DEFICIT)	99	48

PLANNING COMMISSION BUDGET

2017-18

Budget \$'000	Estimate \$'000	%Change between budget and estimate	Actual \$'000	% Change between actual and estimate
374	374	0%	275	26.47%

2018-19

Budget \$'000	Estimate \$'000	%Change between budget and estimate	Actual \$'000	% Change between actual and estimate
374	374	0%	326	12.84%







NORTHERN TERRITORY
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